

Talmadge Senior Village

Project Summary

Housing Type:

Location: 5252 El Cajon Blvd
(City Heights Project Area)

Lot Size: 0.87 acre

Total Units: 91 units

Affordable Units: 90 units

Income Mix:

Very Low	Low	Mod	Unrestricted
90	0	0	0

Affordable Unit Mix:

0 BD	1BD	2BD	3BD	4BD
0	88	2	0	0

Development Team

Developer: Ken-Tal Senior Partners

Development Budget

Total Development Costs: \$18,600,000

Agency Subsidy Requested: \$5,300,000

Agency Subsidy per Unit: \$58,242

Agency Subsidy per Bedroom: \$57,608

Funding Sources: 9% Tax credits, NOFA funds

Notes

- Amenities include private balconies/patios, laundry facilities, two elevators, and courtyard areas.
- There are 91 parking subterranean parking spaces reserved for residents.
- Residents receive a full kitchen as well as central heat and air conditioning system within each unit.
- Facilities in proximity include College Avenue Senior Center, San Diego State University, and Colina Park.



Project Description

This project is a 90-unit affordable housing development consisting of new rental apartments for very low income (30% to 50% AMI) seniors in addition to one managerial unit. The project is located along El Cajon Blvd, east of Dawson Ave. This location encourages independent living for seniors by being located within close proximity to various services such as a grocery store less than 0.10 miles away. The development also includes 5,550 sq ft of office, community space, and neighborhood serving retail. Development required the demolition of a 34-unit motel and construction of a three-story wood framed and stucco building.

